

PLANNING COMMISSION REPORT



MEETING DATE: June 14, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT 132nd St & Rio Verde - 9-AB-2006

REQUEST Request to consider the following:

- Abandon 20-feet of a 55-foot Easement for "Highway Purposes" for a distance of 1220 feet, along the North 132nd Street alignment.

Key Items for Consideration:

1. This abandonment request is related to a new development/subdivision proposed on undeveloped vacant land with minimal impact to neighboring properties.
2. The Rio Verde Estate Preliminary Plat (Case number 23-PP-2004) was approved by the Development Review Board on January 27, 2005.
3. This property is located in the upper desert landform and will be developed with a minimal amount of disturbance and a maximum amount of preservation to the natural desert.
4. Dedicate: 75-feet of right-of way, and 25-feet of Roadway Easement along the East Rio Verde Drive alignment.
5. Dedicate 35-feet wide right-of-way south of Rio Verde Drive along the North 132nd Street alignment for a distance of 250-feet, and then taper back to 25-feet wide to East Oberlin Way. The dedication of right-of-way will occur on the final plat simultaneously with the recording of the resolution.

Related Policies, References:

- General Plan-Community Mobility Element.
- Rio Verde Estates (23-PP-2004)
- 20-AB-1986 abandonment of 15-feet of North 132nd Street.
- The site was rezoned with case 113-ZN-1984 approved March 5, 1985.

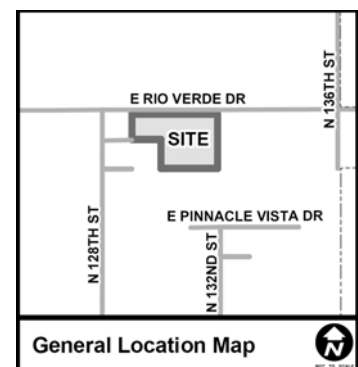
OWNER Classic Designs Home LLC
480-854-3830

APPLICANT CONTACT Len Erie
Erie & Associates
602-954-6399

LOCATION Intersection of E. Rio Verde Drive and N.
132nd Street

BACKGROUND **Background.**

The 100-foot wide Easement for Highway Purposes along the north property boundary (Rio Verde Drive), and the 55-foot wide Roadway Public Utility



Easement along the east property boundary (N. 132nd Street) were dedicated in 1971 and granted to Maricopa County. There was an abandonment (20-AB-86) approved by the City of Scottsdale for a 15-foot wide portion of 132nd Street between Dynamite Boulevard and Jomax Road, and a 30-foot wide portion of Jomax Road recorded in November 4, 1986 by Resolution #2855.

Zoning.

The subdivision is zoned Single Family Residential with Environmentally Sensitive Lands Ordinance Overlay, (R1-70 ESL). These zoning districts allow for one single-family residence per 70,000 square foot lots. These zoning districts are intended for large single-family residential dwelling units.

Context.

This proposed Rio Verde Estates, 50-acre subdivision is located at the southwest corner of North 132nd Street and East Rio Verde Drive. The site consists of one 40 and one 10-acre parcel and is bounded on the north by East Rio Verde Drive, south by the Oberlin Way alignment, east by the North 132nd Street alignment and the North 129th Street alignment along the western property boundary.

- North: R1-70 ESL Scottsdale Preserves
- South: R1-70 ESL, Residential, Meets and bounds lots with minimal development
- East: R1-70 ESL, Residential Desert Estates at Pinnacle Peak subdivision.
- West: R1-130 ESL, Residential

**APPLICANT'S
PROPOSAL****Purpose of Request.**

This request is to eliminate portions the existing Public Utility and Roadway Easements located along the north and eastern property boundaries consistent with the City's roadway requirements for this area. The right-of-way requirement is 25-feet wide along North 132nd Street, and 75-feet wide along East Rio Verde Drive. The applicant will incorporate abandoned portions of roadway easements into Natural Area Open Space (NAOS).

IMPACT ANALYSIS**Property Owner Impact.**

The abandoned area will be included within the Scenic Corridor as well as to provide additional NAOS and open space along the 132nd Street boundary of the Rio Verde Estates Development.

Community Impact.

The abandonment of the subject roadway easements will reduce the amount of area that can be used for roadway purposes. The proposed preliminary plat will incorporate the abandoned areas into lots and tracts to be used as open space within the development. No properties will be denied access as a result of this abandonment

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Open space, scenic corridors.

NAOS will be provided on each lot at the time of lot development for Rio

Verde Estates. The trail will be located in the scenic corridor as per the design standards for major arterials, rural in character. (See Attachment #6 -Area Trails Map)

Community Involvement.

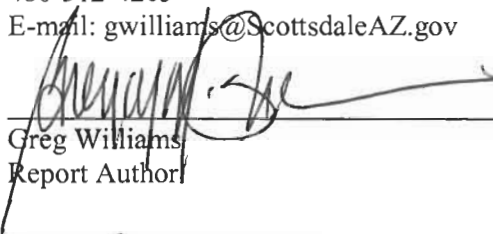
The applicant has sent letters of notification for the proposed abandonment to 18 landowners within 750 feet of the site on September 10, 2005, and had a meeting at the site on October 6, 2005. No objections or comments have been received on this case.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval.

**RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)****Planning and Development Services Department**

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY

Greg Williams
Report Author

Lusia Galav, AICP
Current Planning Director**ATTACHMENTS**

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Zoning Map
5. Area Trails Plan
6. Preliminary Plat
7. City Notification Map

CASE 9-AB-2006

Department Issues Checklist

Transportation

☒ **Support**

The proposed right-of-way is consistent with street classifications, staff will support the abandonment request; staff will request a 25-foot roadway easement to be dedicated on the final plat along Rio Verde Drive.

Adjacent Property Owner Notification

☒ **Support**

The applicant conducted a mailing to property owners within 750 feet of the proposed subdivision. There have been no comments regarding this request.

Public Utilities

☒ **Support**

Letters of consent to the abandonment are on file from the affected utilities.

Emergency/Municipal Services

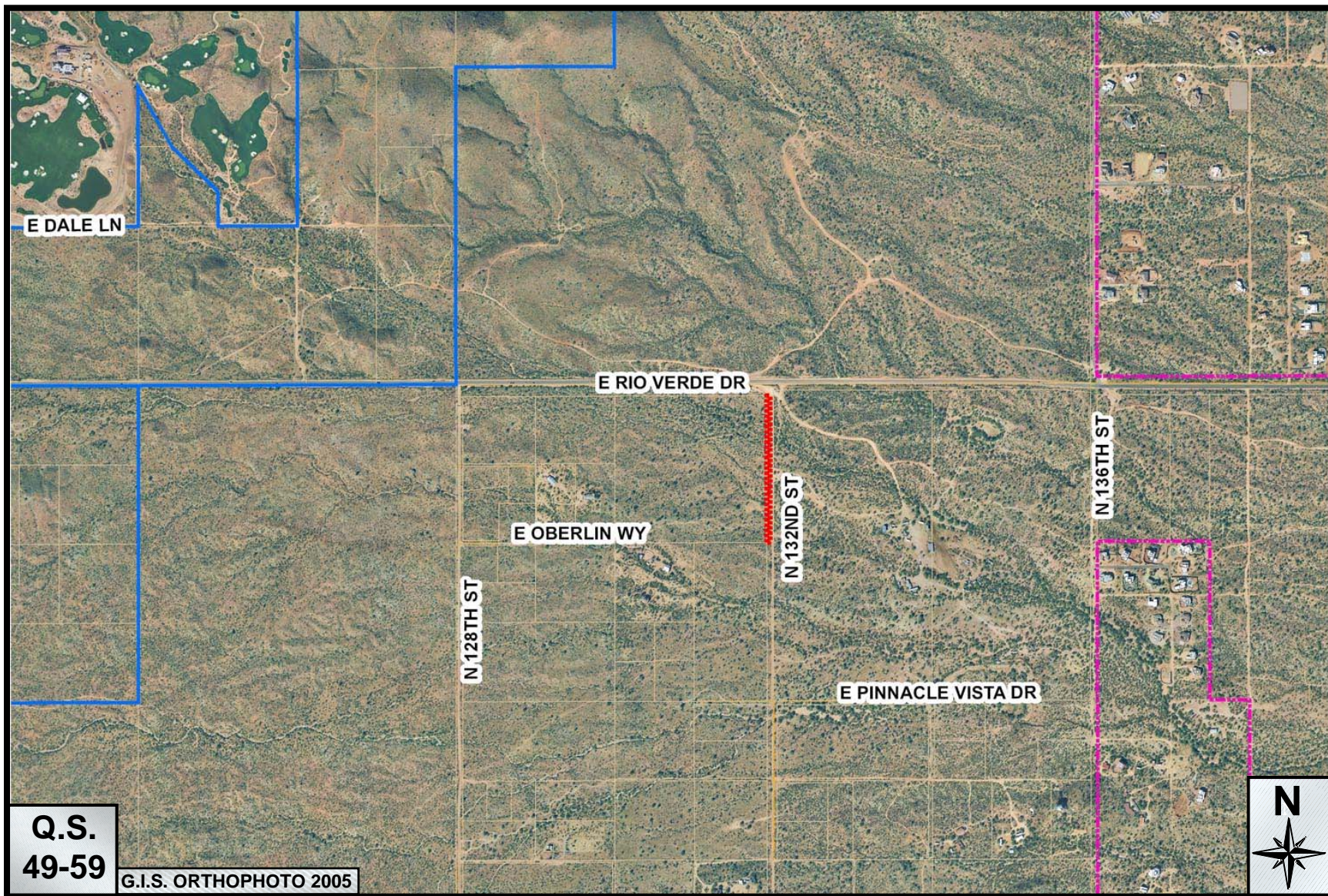
☒ **Support**

The City of Scottsdale police and fire departments will serve the subdivision. The proposal has been reviewed and meets the requirements of these agencies.

Water/Sewer Services




☒ **Support**

The applicant will provide water and sewer to serve the project. The water and sewer basis of design report has been approved.



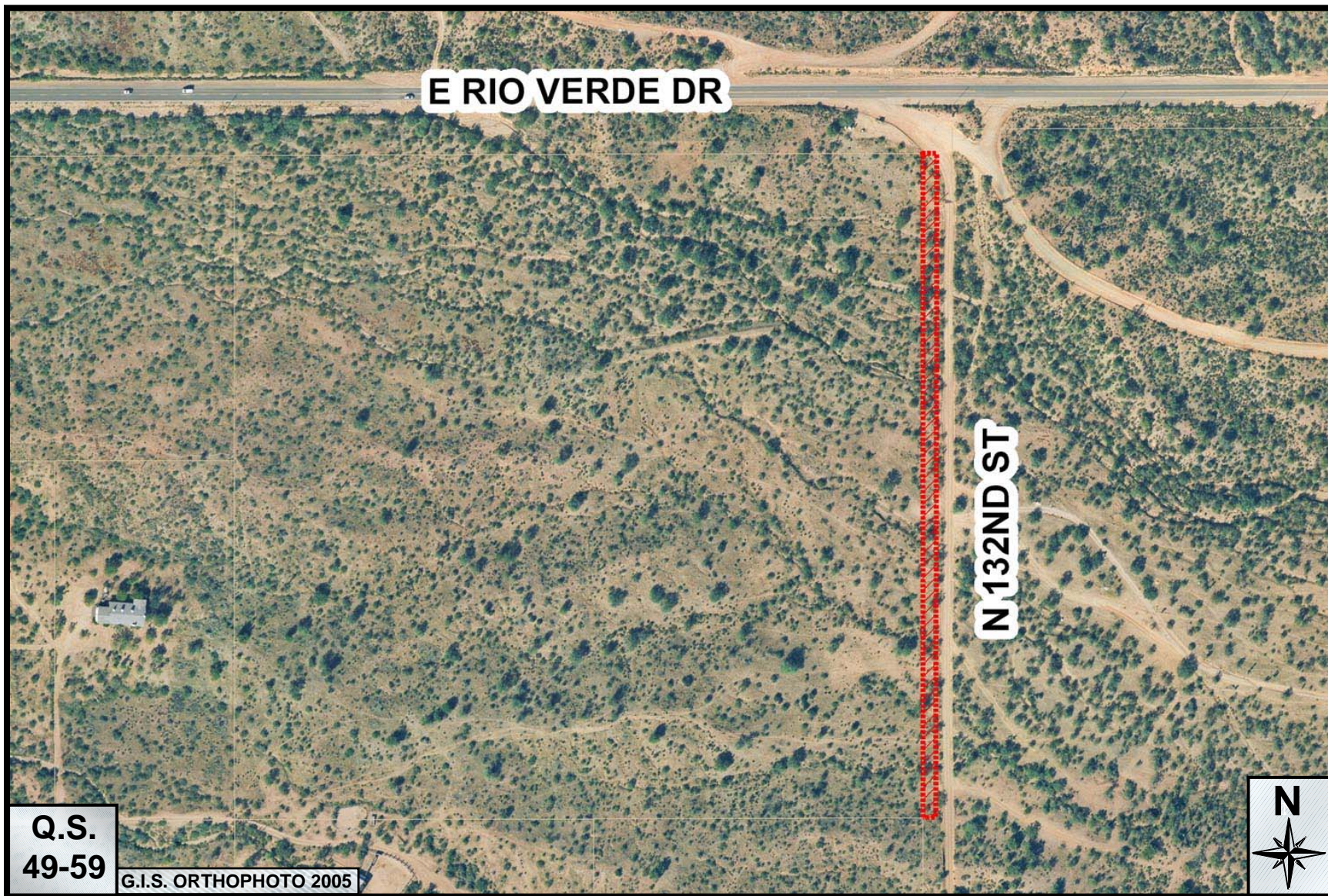
132nd St & Rio Verde

Legend

-  Subdivision
-  132nd Street to be abandoned
-  City_Bdy_Line

9-AB-2006

ATTACHMENT #2



132nd St & Rio Verde

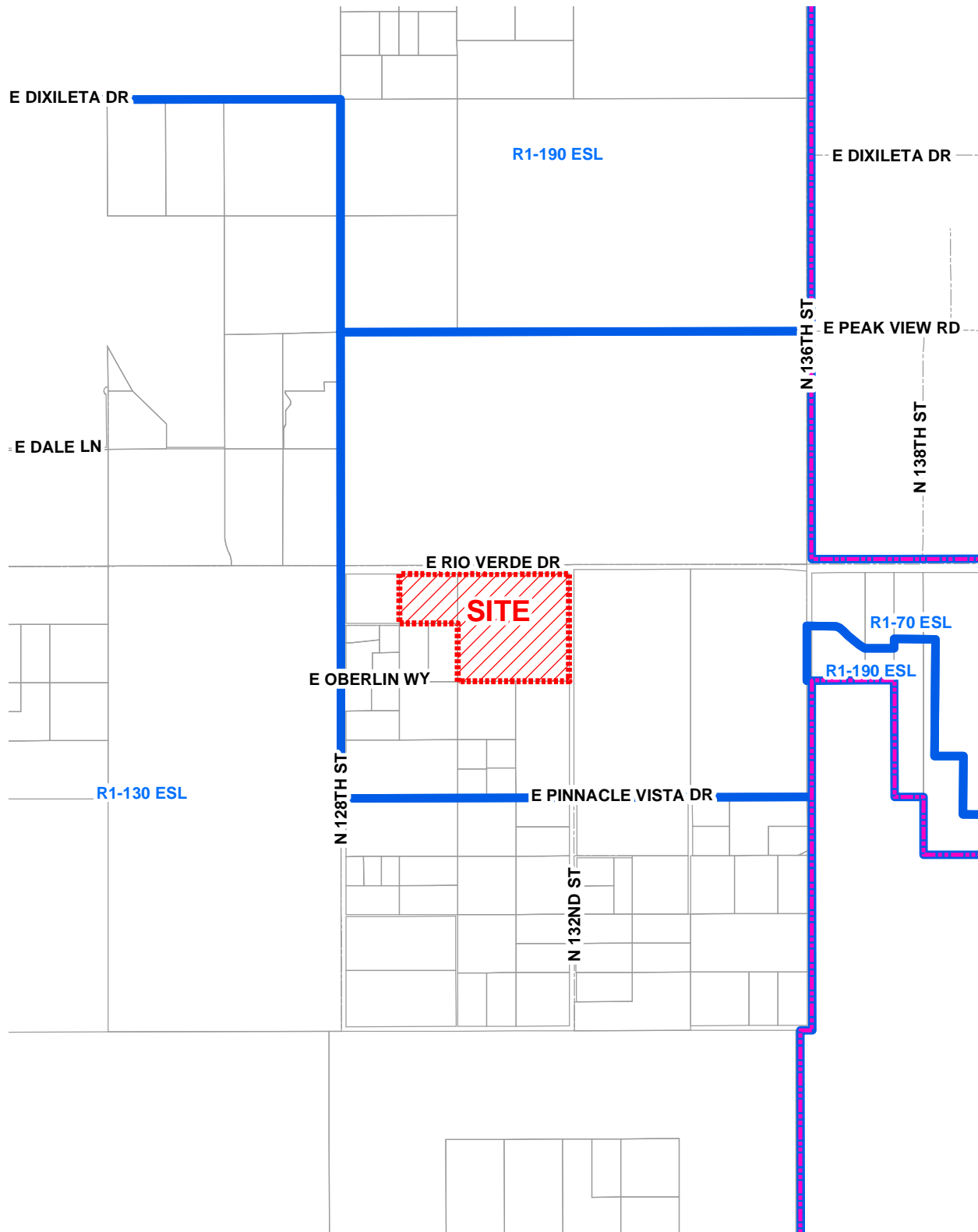
Legend



132nd Street to be abandoned

9-AB-2006

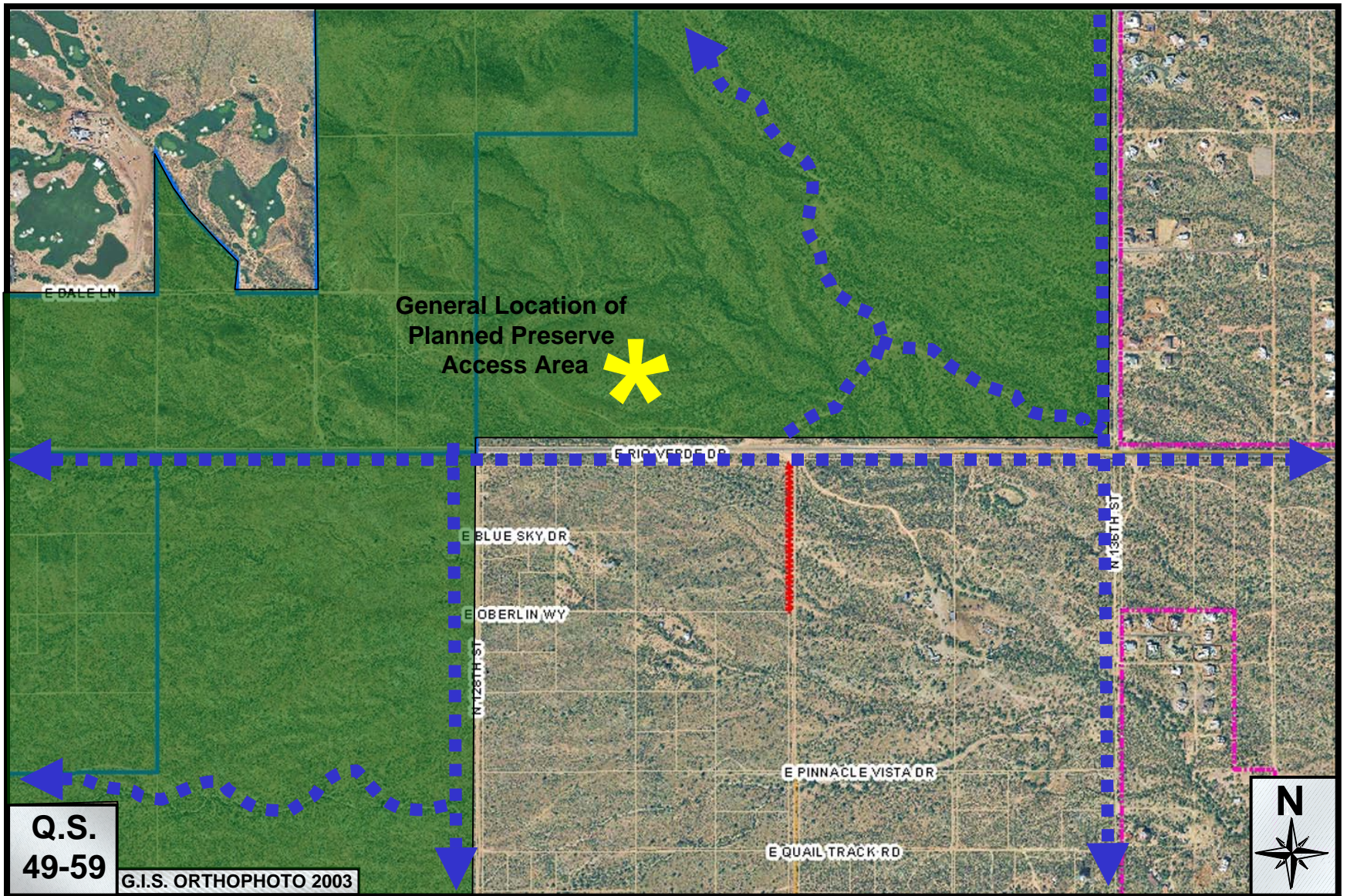
ATTACHMENT #3



9-AB-2006

ATTACHMENT #4

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132nd St & Rio Verde

Legend

- ■ ■ Master Planned Trails
- Planned McDowell Sonoran Preserve

- Subdivision
- ▨ 132nd Street to be abandoned
- City_Bdy_Line

9-AB-2006

ATTACHMENT #6

LINE	LENGTH	BEARING
L1	83.18'	N89°53'00"W
L2	43.16'	N53°24'54"E
L3	14.89'	N72°46'02"E
L4	79.48'	N52°11'42"W
L5	187.72'	N52°11'42"W
L6	79.48'	N52°11'42"W
L7	13.28'	S18°34'24"E
L8	88.14'	S81°28'33"W
L9	181.87'	S81°28'33"W
L10	24.81'	S81°28'33"W
L11	58.62'	N89°53'56"W
L12	58.62'	N89°53'56"W
L13	58.62'	N89°53'56"W
L14	58.62'	N89°53'56"W
L15	84.84'	N89°53'42"W
L16	82.63'	N48°53'14"W
L17	118.58'	N48°53'14"W
L18	85.87'	S89°39'55"W
L19	87.73'	S82°15'56"E
L20	146.31'	N48°53'14"W
L21	88.23'	N89°57'24"W
L22	88.83'	N89°57'24"W
L23	25.83'	N89°57'24"W
L24	48.18'	S89°57'24"W
L25	48.18'	S89°57'24"W
L26	88.58'	S89°57'24"W
L27	88.58'	S89°57'24"W
L28	88.58'	S89°57'24"W
L29	143.47'	S84°38'48"W
L30	128.83'	S84°38'48"W
L31	23.18'	N17°53'11"W
L32	88.88'	S77°54'12"E

RIO VERDE ESTATES PRELIMINARY PLAT

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
THE NORTHWEST QUARTER AND

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 36 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

SITE DATA

GROSS AREA = 58.81 ACRES
NET AREA = 45.88 ACRES

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	52.14'	48.88'	64°56'56"
C2	71.85'	48.88'	98°36'17"
C3	58.84'	48.88'	83°04'43"
C4	15.47'	48.88'	19°15'58"
C5	15.47'	48.88'	19°15'58"
C6	11.23'	245.88'	82°37'29"
C7	189.82'	245.88'	25°28'42"
C8	138.98'	225.88'	34°52'34"
C9	254.85'	285.88'	71°18'28"
C10	143.83'	225.88'	38°17'45"
C11	128.31'	245.88'	28°32'22"
C12	62.32'	88.88'	37°28'18"
C13	25.78'	48.88'	32°08'42"
C14	88.85'	48.88'	75°47'42"
C15	17.72'	48.88'	22°04'33"
C16	28.83'	48.88'	33°25'24"
C17	45.25'	188.88'	14°24'14"
C18	58.28'	288.88'	14°24'14"
C19	55.31'	228.88'	14°24'14"
C20	87.37'	228.88'	17°32'42"
C21	81.24'	288.88'	17°32'42"
C22	55.12'	188.88'	17°32'42"
C23	57.11'	88.88'	48°54'18"
C24	71.38'	188.88'	48°54'18"
C25	237.11'	828.88'	34°45'18"
C26	484.72'	888.88'	38°38'51"
C27	179.21'	588.88'	17°42'11"

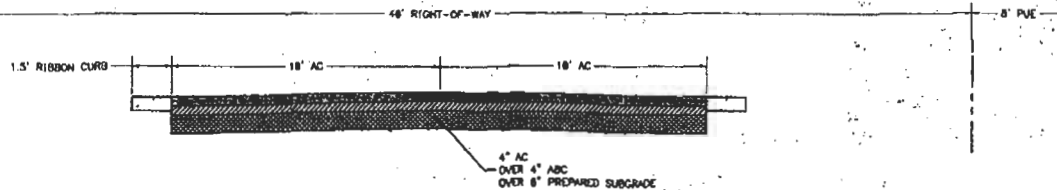
CURVE TABLE CONTINUED

CURVE	LENGTH	RADIUS	DELTA
C28	138.97'	828.88'	12°58'35"
C29	171.28'	588.88'	18°50'13"
C30	88.85'	288.88'	28°13'42"
C31	228.88'	388.88'	43°42'38"
C32	188.35'	328.88'	54°04'53"
C33	114.75'	288.88'	23°28'48"
C34	32.83'	328.88'	85°52'41"
C35	85.34'	228.88'	24°48'44"
C36	127.51'	288.88'	38°31'43"
C37	114.78'	188.88'	38°31'43"
C38	44.93'	228.88'	11°42'03"
C39	45.52'	828.88'	83°18'58"
C40	218.83'	788.88'	48°08'56"
C41	232.18'	888.88'	18°37'36"
C42	183.89'	828.88'	12°08'08"
C43	4.38'	48.88'	85°28'15"
C44	8.87'	48.88'	12°17'48"
C45	15.58'	48.88'	19°18'04"
C46	37.84'	48.88'	47°07'33"
C47	32.34'	48.88'	48°18'53"
C48	24.92'	48.88'	31°02'07"
C49	64.95'	48.88'	73°54'48"
C50	18.23'	48.88'	22°42'43"
C51	85.87'	128.88'	48°54'18"
C52	28.94'	328.88'	83°44'34"
C53	38.89'	48.88'	38°13'38"
C54	58.18'	88.88'	41°48'83"

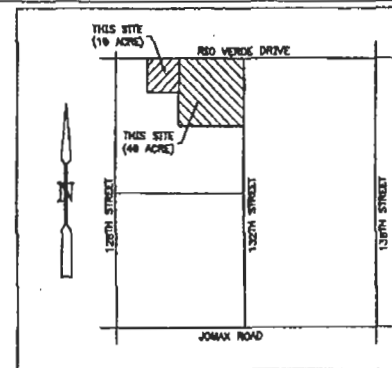
LOT NUMBER	LOT AREA (SF)	BUILDING ENVELOPE AREA (SF)
1	78,858	21,413
2	78,473	21,648
3	78,853	28,883
4	87,417	27,478
5	88,837	28,282
6	88,883	32,448
7	78,788	38,344
8	87,888	58,888
9	88,228	28,584
10	88,388	18,718
11	68,138	27,888
12	78,888	38,888
13	88,818	22,818
14	88,888	14,318
15	78,888	21,338
16	188,884	12,832
17	88,888	17,872
18	71,374	17,388
19	82,333	22,888
20	85,888	21,888
21	88,882	22,815
22	188,788	18,758
23	187,838	18,288
24	121,888	23,237

NAOS SUMMARY

	NAOS AREA
	REVEGETATED NAOS AREA
NAOS AREA REQUIRED = 18.48 ACRES UNOBTAINED NAOS PROVIDED = 18.82 ACRES REVEGETATED NAOS PROVIDED = 8.98 ACRES TOTAL NAOS PROVIDED = 19.88 ACRES REVEGETATED NAOS = 48% OF TOTAL PROVIDED	



TYPICAL STREET SECTION
NVS



VICINITY MAP

APPLICANT/SUBDIVIDER

DEWEES ROBBINS
D&R DEVELOPMENT
P.O. BOX 848
BONHALL, CALIFORNIA 92003
(TEL) 708-728-4323
(FAX) 708-728-8888

SURVEYOR/ENGINEER

ERIC & ASSOCIATES, INC.
3128 NORTH 24TH STREET
PHOENIX, ARIZONA 85018
ATTN: LEO ERIC, P.E., L.S.
PH: 602-554-6388 FAX: 602-554-6881

PROPERTY OWNER

DEWEES ROBBINS
D&R DEVELOPMENT
P.O. BOX 848
BONHALL, CALIFORNIA 92003
(TEL) 708-728-4323
(FAX) 708-728-8888

100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN
ASSURED 100 YEAR WATER
SUPPLY FOR THE ARIZONA
DEPARTMENT OF WATER RESOURCES.

FEMA FIRM MAPS

FLOODZONE - BONE 10'
PER MAPS - 04813C1288 E
DATED - JULY 18, 2001

BENCHMARK

BENCH MARK IS A 3/4" IRON PIN
APPROXIMATELY 38 FT N AND 35 FEET
EAST OF THE NORTHWEST CORNER OF
SEC 36, ELEVATION=3482.34 ODS 8362

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND
SUBDIVISION OF THE PROPOSED DESCRIBED AND
PLATTED HEREON WERE MADE UNDER MY
SUPERVISION DURING THE MONTH JANUARY, 2004
THAT THIS SURVEY IS COMPLETE AS SHOWN,
THAT THE MONUMENTS AND LOT CORNERS
SHOWN ACTUALLY EXIST OR WILL BE
PERMANENTLY SET BY COMPLETION OF
CONSTRUCTION AND THAT THEIR POSITIONS ARE
CORRECTLY SHOWN, AND THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED.

LEONARD J. FIRM II, L.L.S. NO. 18855

RIO VERDE ESTATES
PRELIMINARY PLAT



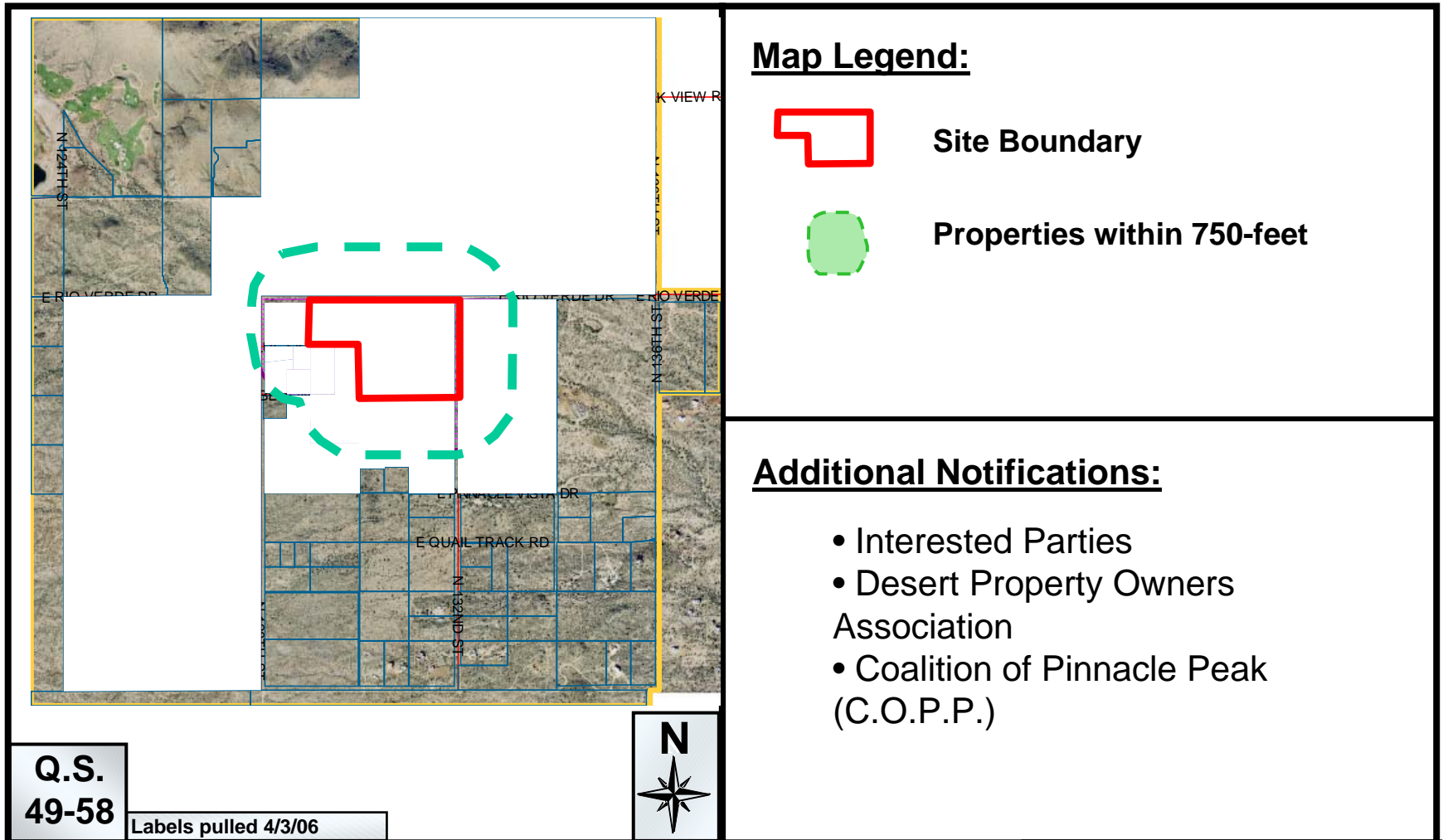
APPROVED FOR
SUBMITTAL
DATE: 1/14/04
BY: LEO ERIC, P.E.
L.S. NO. 18855

1 OF 2

23-PP-2004
REV: 12/29/2004

C.O.S. ID# 241 PA 2004

City Notifications – Mailing List Selection Map



N. 132nd St & E. Rio Verde

9-AB-2006

ATTACHMENT #7